

FREEHOLD



House - Semi-Detached (EPC Rating: A)

**8 ROWLEY AVENUE, SIDCUP, DA15 9LA**

Guide price

**£800,000**

**Westwood**  
PROPERTY SERVICES



# 5 Bedroom House - Semi-Detached located in Sidcup

GUIDE PRICE £800,000 - £825,000. EPC RATING A (98). Westwood Sidcup are proud to offer for sale this amazing 5 bedroom semi-detached chalet style home. Positioned within the ever popular Marlborough Park area and close to local amenities and transport links the meticulously maintained home includes entrance hall, bay fronted living room measuring 13'11 x 11'11, open plan kitchen/dining/living area with bi-folding doors and air conditioning, ground floor fifth bedroom and a shower room. The first floor includes four good size family bedrooms and a three piece bathroom suite. The immaculate south-facing rear garden extends to approx 66ft and benefits from a patio area, side access and electric awning. Additional points of particular note include double glazing, gas central heating, two air conditioning units and solar panels which were installed in 2025. Rarely do homes like this come available and an internal viewing is highly recommended to appreciate all that this home has to offer.

## Entrance Hall

## Living Room

13'10" x 11'10"

## Shower Room

## Kitchen/ Dining Room

32'2" x 18'9"

## Bedroom Five

10'8" x 8'0"

## Landing

## Bedroom One

16'10" x 11'8"

## Bedroom Two

13'3" x 12'2"

## Bedroom Three

13'9" x 9'3"

## Bedroom Four

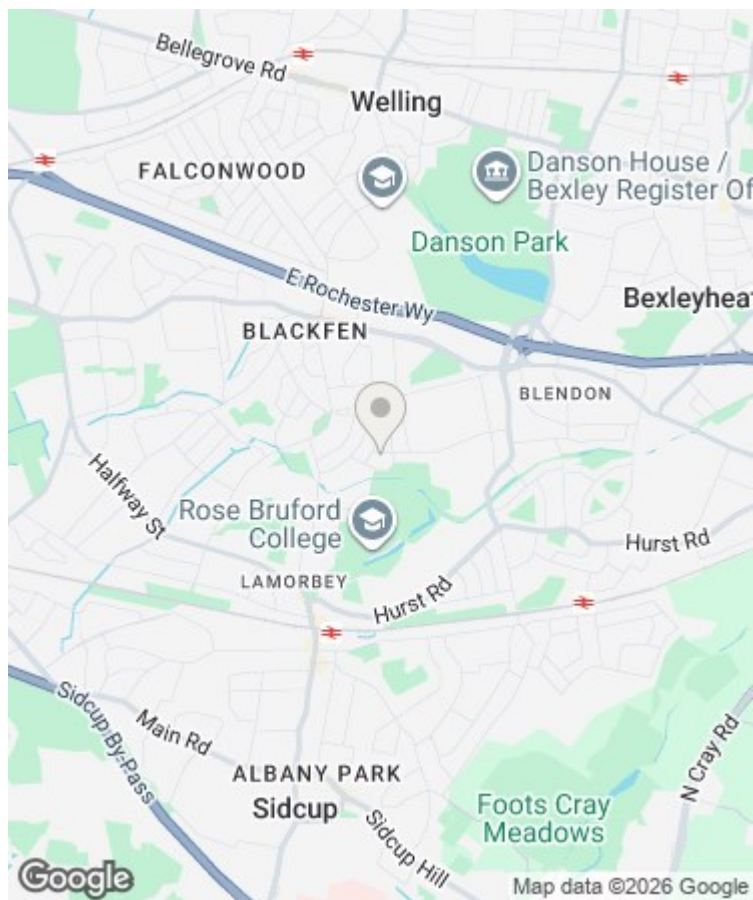
11'9" x 7'10"

## Family Bathroom

## Garden

66'3"

- FIVE BEDROOM EXTENDED SEMI-DETACHED CHALET STYLE HOME
- EPC RATING A (98 RATING)
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- BI-FOLDING DOORS TO SOUTH FACING REAR GARDEN
- SOLAR PANELS INSTALLED IN 2025 WITH GUARANTEE
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- PATTERN IMPRINTED DRIVEWAY TO FRONT WITH ELECTRICAL CHARGING POINT
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- TWO AIR CONDITIONING UNITS
- WESTWOOD SOLE AGENTS



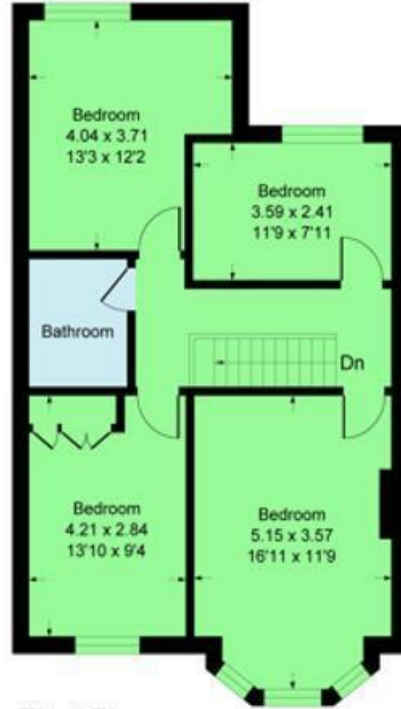
SIDCUP | 2 CENTRAL PARADE SIDCUP, GREATER LONDON, DA15 7DH

# Rowley Avenue, DA15

Approximate Gross Internal Area  
151.3 sq m / 1629 sq ft



**Ground Floor**



**First Floor**



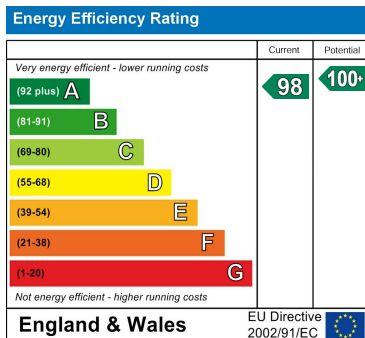
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Council Tax Band

**F**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

